



Planning Commission

January 7, 2015

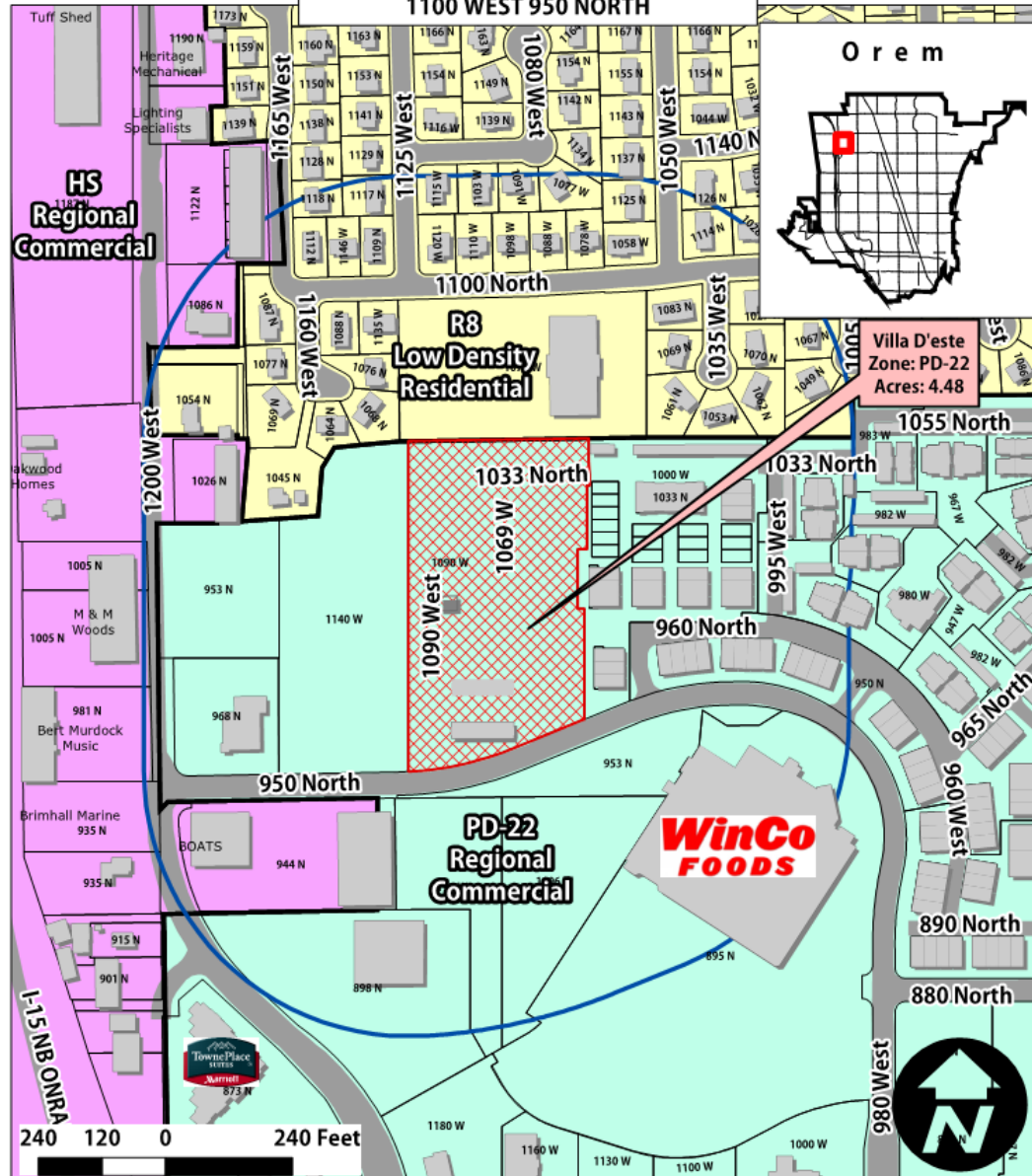
Item #: 3.4

PUBLIC HEARING – Vacating a portion of Villa D'este Subdivision, Plat A and approving the final plat of Villa D'este Subdivision Phase 1 at 1100 West 950 North in the PD-22 zone.

Applicant: Bruce Dickerson

Villa D'este Phase 1

1100 WEST 950 NORTH



◆ Villa D'este Phase 1:
PD-22 Zone; 4.48 Acres.

NIA CONTACT:
Timpview Neighborhood
Brian and Lisa Kelley

Legend

- Buildings
- Villa D'este
- Notification Boundary
- Parcels



Background Information

- Site plan for Villa D'este was approved in November 2013 showing six buildings with 20 units each
- The applicant proposes to subdivide each building into units in separate phases
- Three of the buildings have received building permits for construction

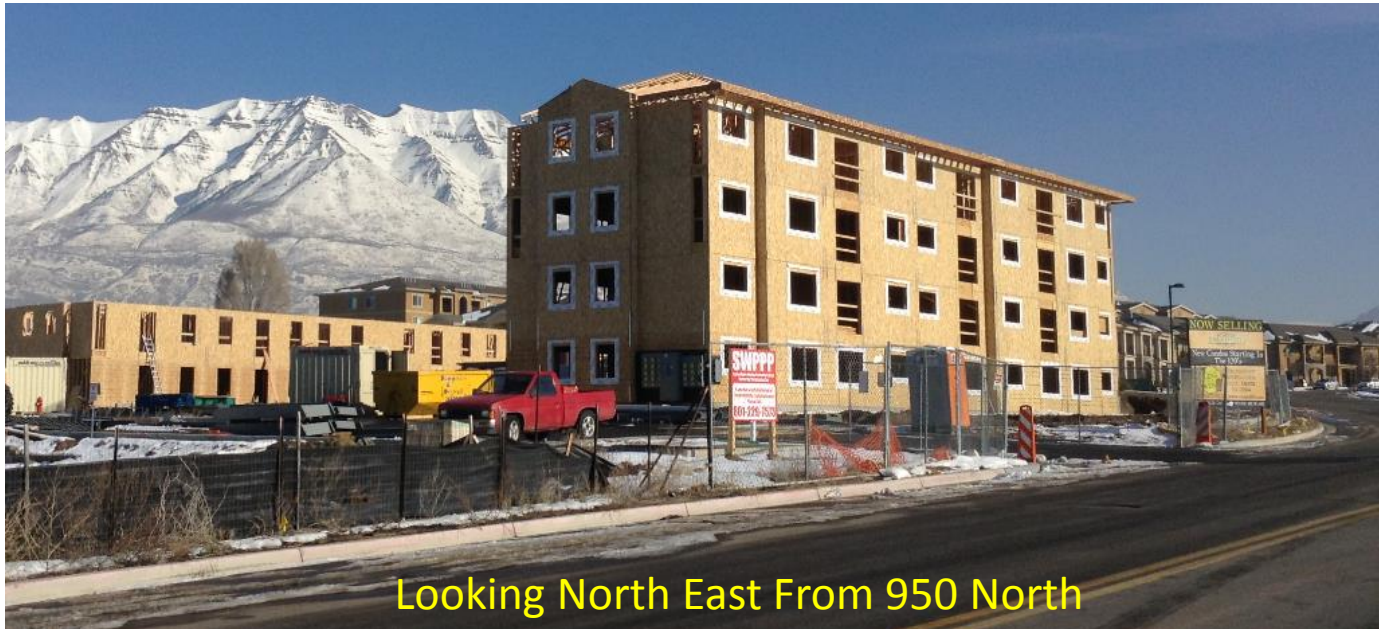
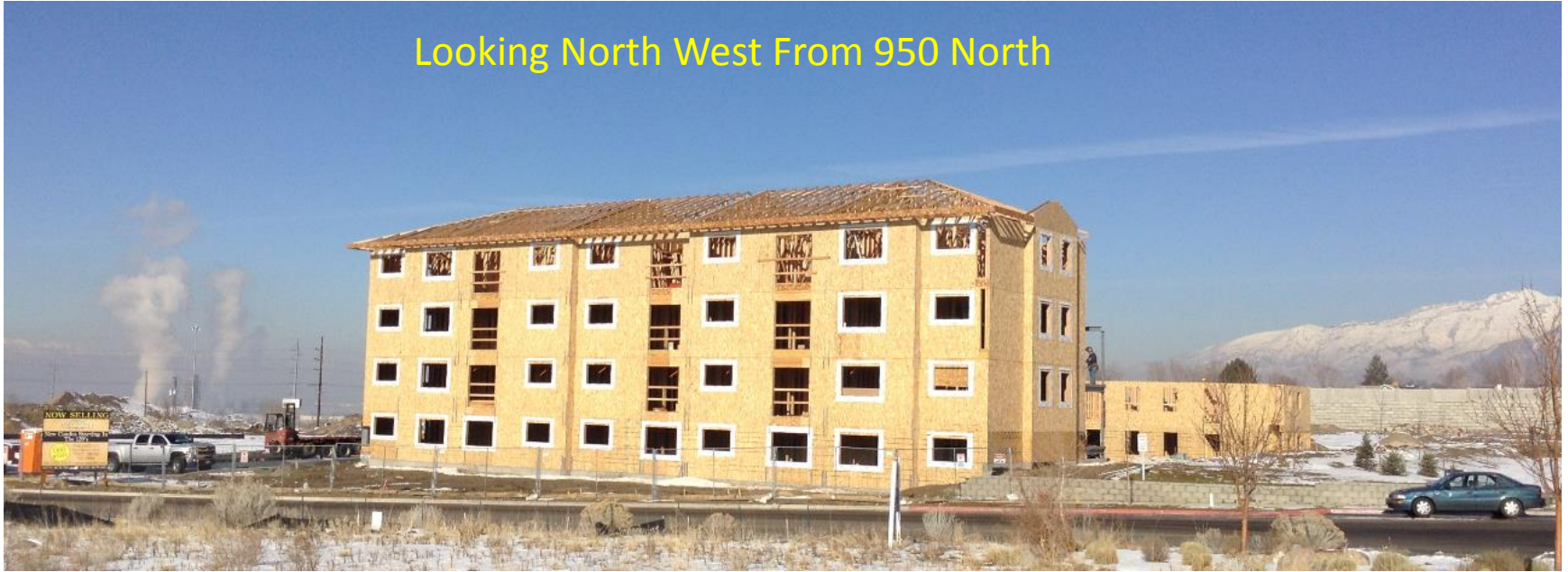


Aerial View



Site Photos

Looking North West From 950 North



Looking North East From 950 North

Proposed Subdivision






NORTH
1" = 20'

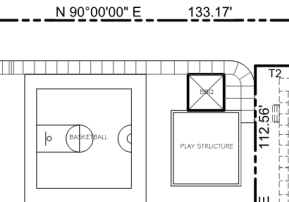
**Lot 1, Plat "D"
Northgate Village
Subdivision**

Line Table		
Line	Length	Direction
T1	20.19'	S 00°00'00" E
T2	17.31'	N 90°00'00" W
T3	12.25'	N 90°00'00" E

Curve Data Table				
Curve	Radius	Length	Chord	Bearing
C1	605.00'	204.92'	203.94'	S 77°27'12" W
C2	605.00'	38.18'	38.17'	N 85°20'55" E
C3	605.00'	186.74'	186.21'	N 75°30'44" E

Future Development

	Private Area
	Limited Common Area
	Common Area



**Phase 5
Sorrento Park
Condominiums**

1030 West
(Private Drive)

1030 West
(Private Drive)

Storm Drain Easement

Total Area
75,533 SF
1.73 AC

25.00' Reciprocal cross access easement
in favor of the Italian Village Master
Home Owners Association.

25.00' Public Utility
and Water Easement in
favor of Green City

20.00' Public Utility and
sidewalk easement

950 North Street

West 247°2.62'